

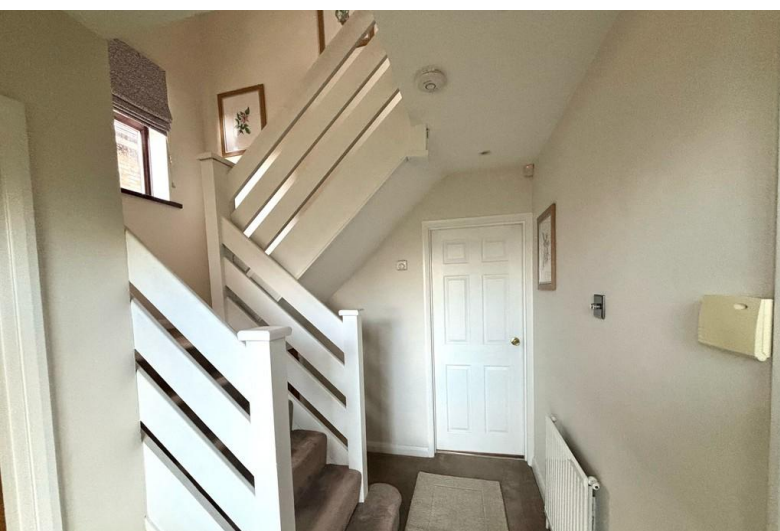


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## 7 Buckingham Crescent

- 3 BED DETACHED
- \*VIDEO TOUR\*
- PLANNING PERMISSION
- FEATURE FIREPLACES

**Offers In Region Of £294,950**  
EPC Rating '68'







## Property Description

### DESCRIPTION

Whitney's are pleased to bring to the market this stunning well presented three bedroom detached property situated in Clayton. This home is the perfect family home which has been modernised throughout and enjoys a quiet position with a good-sized garden, garage and off road parking. This house comprises of three good size bedrooms, one with an ensuite, family bathroom, dining/living room, kitchen and a downstairs WC. Viewing is strongly advised for this property. This property also has planning permission for an extension to the rear.

### HALLWAY

10' 1" x 9' 10" (3.07m x 3m) As you enter the house through the front door you walk into a beautifully neutrally decorated hallway which offers access to the kitchen, living/dining room, toilet and understairs storage. The hallway consists of natural light throughout and central heating radiator.

### DOWNSTAIR TOILET

3' 7" x 6' 1" (1.09m x 1.85m) Downstairs toilet which





is the perfect addition to any family home. The room consists of a WC, hand wash basin, window to the front, central heating radiator.

#### OPEN PLAN LIVING/DINING ROOM

11' 7" x 25' 10" (3.53m x 7.87m) log burner, double French doors leading to rear garden, window to the front, central heating radiator.

#### KITCHEN

13' 0" x 10' 10" (3.96m x 3.3m) A good-sized kitchen space which has been modernised throughout. A range of neutral wall and base units with granite worktops, laminate flooring and gas cooker with extractor fan. The kitchen also compromises of a window to the side and door leading to rear garden.

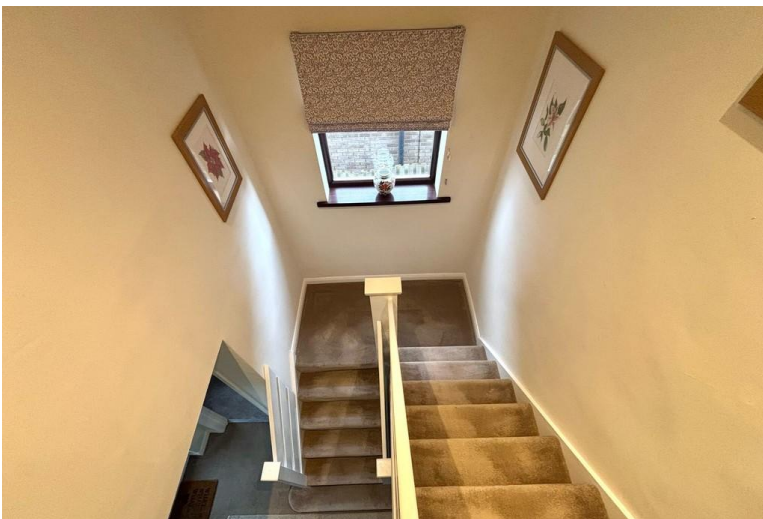


#### HALLWAY

11' 09" x 2' 10" (3.58m x 0.86m) Access to the family bathroom and bedrooms with a large window to the side.

#### MASTER BEDROOM

21' 10" x 10' 10" (6.65m x 3.3m) The master bedroom has been beautifully decorated with two windows to the rear offering endless amounts of natural sunlight into the room. This bedroom was originally two separate rooms which has been made into one large one, but it can be converted back into two if required. The room compromises of an ensuite bathroom, two central heating radiators and fitted wardrobe.



#### ENSUITE

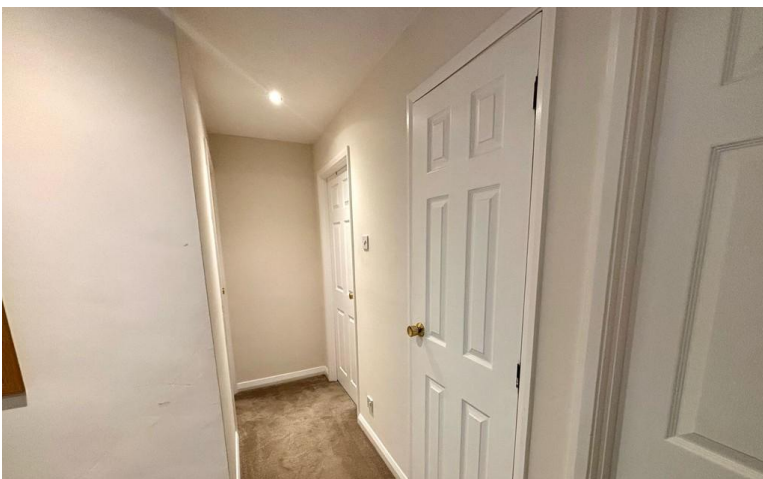
8' 0" x 4' 8" (2.44m x 1.42m) Ensuite bathroom which consists of a WC, handwash basin and shower. The bathroom has wall cladding throughout with a central heating radiator and boasts of a window to the side.

#### BEDROOM TWO

11' 1" x 9' 5" (3.38m x 2.87m) This double bedroom consists of a window to the front and central heating radiator.

#### BEDROOM THREE

10' 4" x 6' 3" (3.15m x 1.91m) This double bedroom consists of a window to the front and central heating radiator.





## DIRECTIONS:

planning perm for rear ex

## PURCHASE DETAILS:

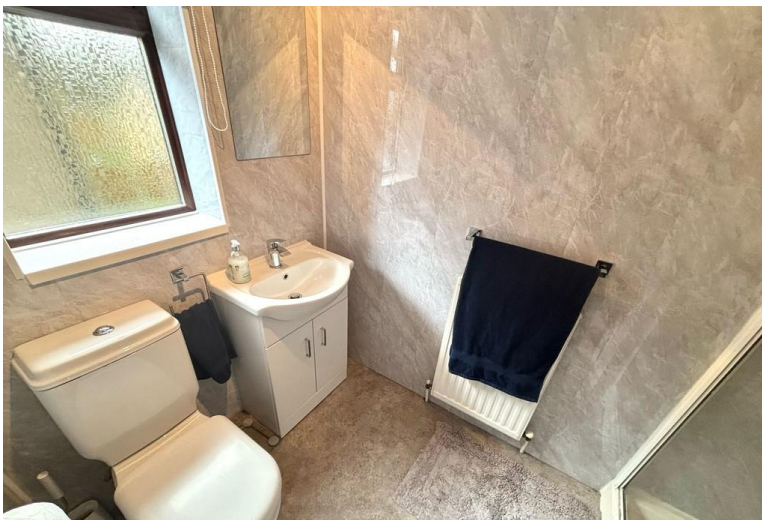
*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

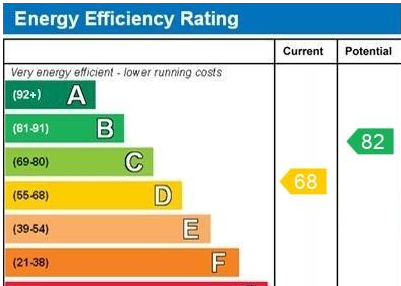
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